



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove dead/diseased/dangerous tree; plant
replacement tree

401 Kinsey St
401 Kinsey St

Address

Boylan Heights

Historic District

Historic Property

COA-0107-2026

Certificate Number

7/30/2026

Date of Issue

7/30/2027

Expiration Date

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____

Collette K

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:

Applicant name: Lutie Cain

Mailing address: 401 Kinsey Street

City: Raleigh

State: NC

Zip code: 27603

Date:

Daytime phone #:

Email address:

Applicant signature

Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: **COA-0107-2026**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 401 Kinsey Street

Historic district:

Historic property/Landmark name (if applicable):

Owner name: Lutie Cain Trustee Rizzman Trust LLC

Owner mailing address:

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address

Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes No Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: _____ _____
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Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.3.4	Tree Removal	Remove a seriously damaged tree to avoid injury or property damage and replace with a similar species.
1.3.1	Tree Removal above ground	Prioritize above ground removal over root extraxtion.

Minor Work Approval (office use only) Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until <u>07/30/2027</u>. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval. Signature (City of Raleigh) <u>Collette K</u> Date <u>07/30/2026</u>

The removal of a Hackberry tree located at the NE corner of the lot has become necessary as it has become dangerous to life and property. The tree's roots have become exposed owing to the tree has been dislodged from the ground and is leaning precariously over the site of a current construction site COA-0099-2025, BLDR-019120-2026

The following is from

A+ Tree and Crane Service

5540 Centreview Dr

Suite 200

Raleigh, NC 27606

Phone: (919) 8540020

Fax: (919) 8828329

info@aplustrees.com

www. aplustrees.com

After evaluating the Hackberry located in this customer's back left corner of their backyard that grows out towards and over top of the ADU that is being built, it is evident based on a separation in the ivy and exposed roots that this tree has recently shifted and is leaning further to the right over the ADU. It is my recommendation that this tree be Removed.

Cut and remove the Hackberry in the back left corner of this customer's backyard that is growing out over the back of ADU area that has recently had the root system heave on the left side.

No construction equipment, supplies, or further building should occur two or around the ADU to allow for access to perform the work prior to the work being performed and at the time of the work.

A similar species of shade tree will be planted after the tree is removed.

SURVEY FOR:
LUTIE CAIN

DEED BOOK 17260, PAGE 2097
PIN: 1703-47-0477
ZONING: R-10
RALEIGH TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
ADDRESS: 401 KINSEY ST.

(D.B. 17260, PG. 2097)

THIS PROPERTY IS NOT LOCATED IN
A F.E.M.A. 100 YEAR FLOOD HAZARD
AREA. REFERENCE: F.E.M.A.
COMMUNITY PANEL NO. 3720170300K
EFFECTIVE DATE: 7/19/2022

LEGEND

- EIP = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- CP = CALCULATED POINT
(NOT FOUND OR SET)
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- WM = WATER METER
- G = GAS METER
- T = TELEPHONE PEDESTAL
- OHE — = OVERHEAD ELECTRIC
- ⊕ = POWER POLE
- ⊙ = GROUND ELEVATION
- ⊙ = ROOF ELEVATION

EXISTING IMPERVIOUS SURFACES:

- DWELLING: 1,153 SQFT
- CONCRETE WALKWAY: 79 SQFT
- COVERED PORCH: 332 SQFT
- SCREEN PORCH: 80 SQFT
- WOOD DECK: 79 SQFT (HALF)
- GRAVEL DRIVEWAY: 521 SQFT
- MISCELLANEOUS: 20 SQFT
- TOTAL: 2,264 SQFT
- 24.7% OF LOT
(ALLOWED: 65% OF LOT)

SITE DATA TABLE:	
- PIN:	1703-47-0477
- LOT SIZE:	9,171 SQFT 0.21 ACRES
- CURRENT USE:	RESIDENTIAL
- ZONING:	R-10
- SETBACKS: (PER R-10 ZONING)	
- FRONT:	10'
- SIDE:	5'
- REAR:	20'
- MAX BUILDING HEIGHT:	40'
- EXISTING IMPERVIOUS:	2,264 SQFT
- ALLOWED:	65% OF LOT

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedure with D.B. 17260, Page 2097 was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were computed by coordinate method. This survey is not to be used without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for the conveyance of this land shown on this map.

Witness my original signature, registration number and seal
this 17th day of November 2023 A.D.

Surveyor: Herbert H. Proctor Jr. License # L-3621

STEWART-PROCTOR
ENGINEERING and SURVEYING
319 CHAPANOKE ROAD, SUITE 106
RALEIGH, NC 27603 (LICENSE # P-0148)
TEL. 919 779-1855 FAX 919 779-1661

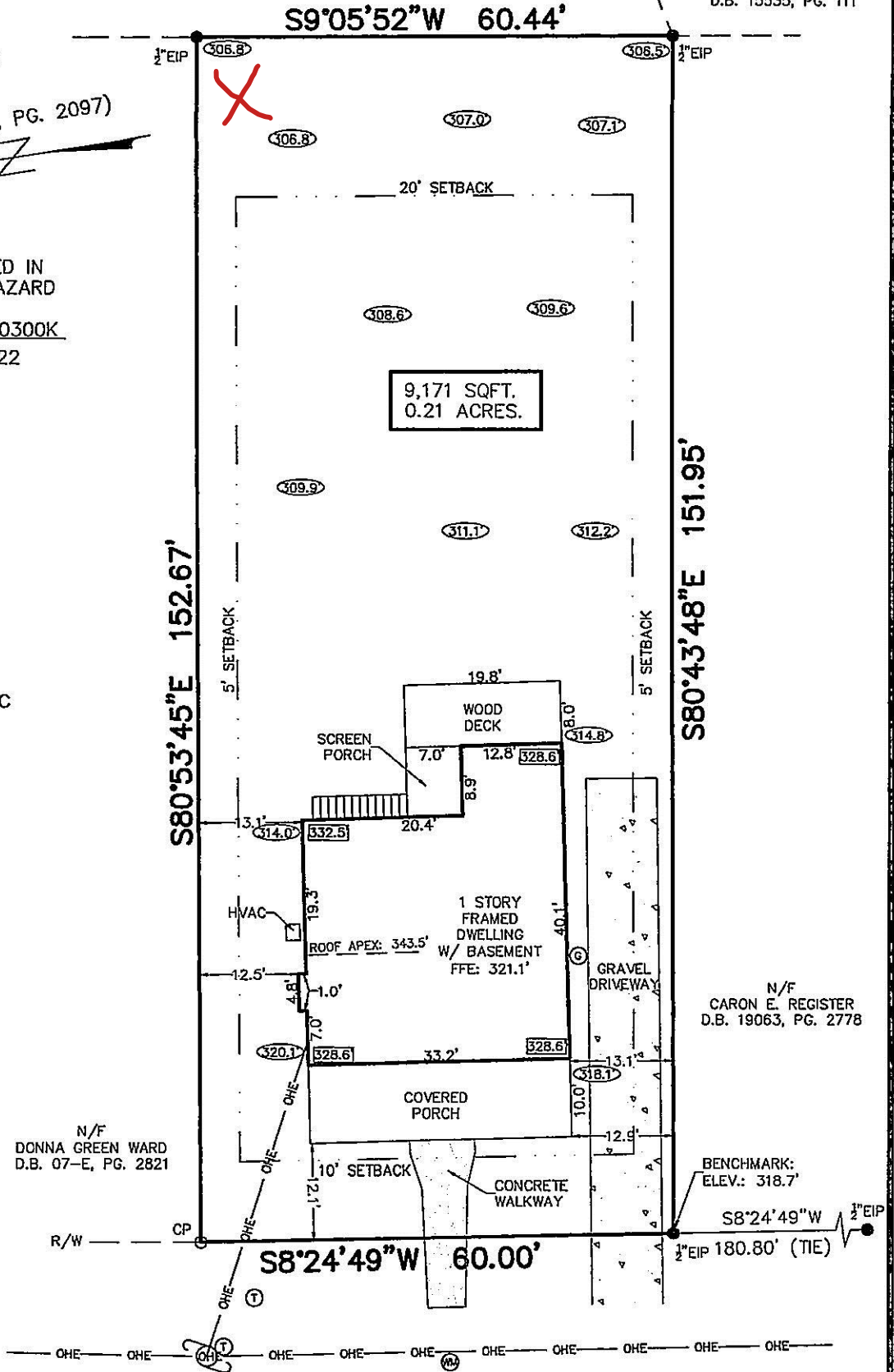
DATE 11/17/23 DRAWING

SCALE 1"=20' KINSEY ST 401

N/F
BAYSIX PROPERTIES, LLC.
D.B. 15535, PG. 101

N/F
BAYSIX PROPERTIES, LLC.
D.B. 15535, PG. 111

- NOTES
1. AREA BY COORDINATE CALCULATION.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
 3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.

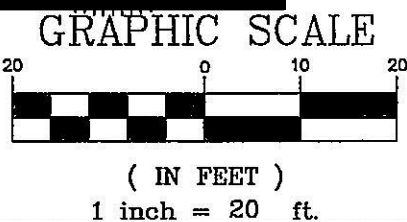
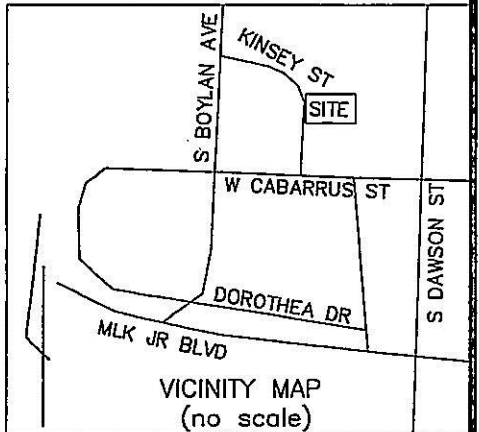


KINSEY ST
60' PUBLIC R/W
(D.B. 17260, PG. 2097)

NOTE:
NO DETERMINATION HAS BEEN MADE
BY THE SURVEYOR AS TO THE
EXISTENCE OF THE FOLLOWING:
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- WETLANDS

REFERENCES

1. D.B. 17260, PG. 2097
2. ALL DEEDS AND MAPS
WITH ADJOINERS
3. WAKE COUNTY GIS.



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S9°05'52"W 60.44'

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N/F
DONNA GREEN WARD
D.B. 07-E, PG. 2821

N/F
CARON E. REGISTER
D.B. 19063, PG. 2778

BENCHMARK:
ELEV.: 318.7'

S8°24'49"W 60.00'

KINSEY ST
60' PUBLIC R/W
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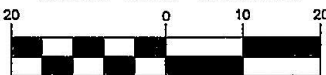
DATE 11/17/23

DRAWING

SCALE 1"=20'

KINSEY ST 401

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

